

MINUTES

I. MONTHLY MEETING AT 7:30 PM

- a. Call to Order – Meeting was called to order by Jeff Gordon at 7:32p.m. Noted that there is a quorum.
- b. Roll Call – Jeff Gordon, Doug Porter, Syd Blodgett, Joseph Adiletta, Gail Dickinson, Delia Fey (Town Planner), Laura Cournoyer-Gagne (Recording Secretary)
- c. Absent – Travis Sirrine, John Anastasi, Fred Rich, Duane Frederick, Dexter Young, Ken Ebbitt, Dorothy Durst

II. DESIGNATION OF ALTERNATES – Doug Porter

III. CHAIR’S REPORT – Thank you to all the commissioners for attending the meetings, and thanks to Delia, Tina, and Laura for behind the scenes. April 7th at 7:30 will be the annual training with town attorney. Please submit all questions to Delia by March subcommittee meeting. There is a revised agenda for tonight.

IV. MINUTES

- a. Regular meeting minutes of January 21, 2016. **MOTION TO APPROVE AS PRESENTED MADE BY D. PORTER, SECONDED BY S. BLODGETT. MOTION PASSED UNANIMOUSLY. G. Dickinson abstained.**

V. CITIZEN’S COMMENTS - NONE

VI. NEW BUSINESS

- a. Northeast Placement Services, 308 Rte 169 – construction of 28’ x 48’ greenhouse. D. Fey states that the application is complete, all setbacks have been met and approved by Health Dept. **MOTION TO APPROVE APPLICATION AS PRESENTED MADE BY G. DICKINSON, SECONDED BY J. ADILETTA.** D. Fey explains that the greenhouse proposal is a nonresidential use and could not be approved by ZEO. Cheryl Fogg & Timothy Kettle, from NEPS explained that growing vegetables is a training program. D. Porter states that he doesn’t think there is a conflict, but he will be handling the project for NEPS. **MOTION PASSED UNANIMOUSLY.**

- b. #524-06-08 Gary Potter, Prospect Street – 5 lot subdivision- request for extension. J. Gordon states that this was a previously approved 5-lot subdivision. There are 2 documents, one from Silco Corp for the request, dated 2/13/16, and a letter from town attorney to D. Fey dated 2/17/16. D. Fey explains that Gary Potter owned the property in 2006 when subdivided. An extension was granted in 2015, and the land was sold to Christopher Gomes. The bond was in Mr. Potter’s name and is now a part of his estate. The new owner is responsible and the deadline is passed as of Nov 2015. There is one house in that subdivision that’s owned separately from the company who owns the subdivision. J. Gordon states that once the extension is granted up to the 5yrs, then no other extension can be granted unless the state statute changes. The bond is \$59,328.80 as of 1/29/16. The bond is still in good standing and in the name of the town and Mr. Potter. D. Porter explains the process of how the town can get the bond. He also states that it should not be revoked, as it could cause problem for homeowners. D. Fey explains that the extension starts at the last date, which was Nov 2015. Treasurer would not do anything with the money unless instructed by the Commission. There were some issues at the start, but they have been resolved. Driveway needs to be completed, as it’s a shared driveway for 5 homes. D. Porter suggests that before 5yrs ends, force work to be done, cannot approve more than the 5yrs. This question to be added to list of questions to ask attorney for April training. **MOTION TO PROVIDE A 5YR EXTENSION MADE BY D. PORTER, SECONDED BY G. DICKINSON.** D. Fey to verify dates with town attorney. **MOTION PASSED UNANIMOUSLY.** D. Fey to notify Silco Corp.

VII. ZEO REPORT

a. Report on Zoning Enforcement – January/February 2016

- 6 Lyon Rd: letter sent to have completion of cleanup to be done by July
- 619 Rte 198: no update, status hearing for March 1st
- 1072 Rte 171: Permit needed for sheds due to set backs, will need final inspection
- 37 Town Farm Rd: attorney to send letter
- 23 Crooked Trail: follow up letter sent 1/27/16, application being worked on
- 1484 Rte 171: working on application for sign permit
- 391 Dugg Hill Rd: landlord said things will be cleaned up, will move with CnD if no progress
- 10 Oak Hill Lane: still getting calls, to date, no buyers for the property
- 1552 Rte 171: no home listed, trying to reach property owner

b. Report on Zoning Permits – January/February 2016

VIII. BUDGET REVIEW AND BILLS

a. Bills – No bills that require vote

b. Budget Review – budget numbers & legal \$423.00 for zoning enforcement.

IX. SCENIC ROUTE 169 PROJECT UPDATED

D. Fey explains that the draft was sent out to everyone, not sure of completion date. May have another public meeting. D. Fey to continue to send updates.

X. CITIZEN’S COMMENTS – NONE

XI. CORRESPONDENCE

a. CFPZA Annual Conference – March 17, 2016, Aqua Turf, Southington, CT: J. Gordon to submit Dexter Young to CFPZA to request for 25yr award. **MOTION TO SEND IN REQUEST FOR 25YR AWARD FOR DEXTER YOUNG MADE BY J. ADILETTA, SECONDED BY D. PORTER. MOTION PASSED UNANIMOUSLY.** Will also send request for 12yr service award for anyone who qualifies **MOTION TO SEND IN REQUEST FOR ANY COMMISSIONERS FOR 12YR AWARD MADE BY D. PORTER, SECONDED BY J. ADILETTA. MOTION PASSED UNANIMOUSLY.** Dues will be paid \$110.00, already in the budget.

Local control –ZBA noted in their minutes, raised a concern, they will be sending a letter stating that they support local control. J. Adiletta asks that this be put on next agenda, to continue local control. J. Gordon says that a letter could be sent. **MOTION MADE TO HAVE LETTER SENT TO STATE SENATOR & STATE REPRESENTATIVE TO STATE THAT COMMISSION WOULD OPPOSE REGIONAL CONTROL MADE BY J. ADILETTA, SECONDED BY G. DICKINSON. MOTION PASSED UNANIMOUSLY.**

b. Memo from Allan Walker to PZC, dated 02/04/2016, re: Public Records Retention/Disposition: no changes were made, retention of email

c. Memo from Delia Fey to Jeff Gordon, dated 02/09/2016, re: 8-24 Reviews for leased municipally owned land: D. Fey explains that she looked into this, and checked with First Selectman, Assessor and Highway Dept., all 3 departments said that there is no land leased to farmers.

XII. MINUTES OF OTHER BOARDS AND COMMISSIONS

The Conservation Commission has a new chair, Lee Wesler, Congratulations. Thanks to Jim Kaeding for his years of service.

XIII. OTHER – NONE

XIV. ADJOURNMENT
MOTION MADE TO ADJOURN BY J. ADILETTA, SECONDED BY D. PORTER. MOTION PASSED UNANIMOUSLY.
MEETING ADJOURNED @ 8:17 P.M.

Respectfully submitted,

Laura Cournoyer-Gagne, Recording Secretary

DISCLAIMER:

These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's minutes for approval/amendments. Please note that the audio recording is the legal record of the meeting.